



Part B – Please use a separate sheet for each representation

Name or Organisation: JOHN DAVIES FARMS LIMITED

3. To which part of the Local Plan does this representation relate?

Paragraph Policy **DS1** Policies Map

4. Do you consider the Local Plan is :

(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Policy DS1 identifies, in the 5th paragraph, that the "Green Belt boundary is altered through this Plan to accommodate development allocations set out in Policies SA1, SA3 and SA5".

However, as detailed in the representor's objections to policies DS4 and DS5, the Green Belt should also be altered through the Plan to accommodate development allocations on sites in Tier 4 settlements, to recognise the sustainability of those settlements, to protect and enhance their sustainable village centres and to meet housing needs during the Plan period, including the needs of the settlement and the requirement to provide 10% of housing growth on sites of less than 1 hectare.

The Plan is therefore considered to be unsound as it fails to meet the development needs of Tier 4 settlements and is inconsistent with the national policy requirement (detailed in paragraph 70 of the National Planning Policy Framework) to promote the development of a good mix of sites, including identifying land to accommodate at least 10% of the housing requirement on sites no larger than one hectare.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound.



It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Policy DS1 should be amended to accommodate development allocations in Tier 4 settlements, as identified in the representor’s objections to policies DS4 and DS5.

Providing development allocations in Tier 4 settlements will recognise the sustainability of those settlements, protect and enhance their sustainable village centres and meet housing needs during the Plan period, including the needs of the settlement and the requirement to provide 10% of housing growth on sites of less than 1 hectare.

The proposed modification to policy DS1 will therefore contribute to the soundness of the Plan by ensuring that the development needs of Tier 4 settlements are met and that the Plan is consistent with the national policy (in particular the requirement to identify land to accommodate at least 10% of the housing requirement on sites no larger than one hectare).

(Continue on a separate sheet /expand box if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

In order to contribute to discussions on how the Plan may meet the needs of Tier 4 settlements during the Plan period and meet the requirement within the National Planning Policy Framework to provide at least 10% of the housing requirement on sites no larger than one hectare.

***Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.*

Representations cannot be kept confidential and will be available for public scrutiny, including your name and/or organisation (if applicable). However, your contact details will not be published.

Data Protection

Your details will be added to our Local Plans Consultation database so that we can contact you as the review progresses. South Staffordshire Council will process your personal data in accordance with the Data Protection Act 2018 and the General Data Protection Regulations (GDPR). Our Privacy Notice can be viewed at [Data Protection \(Strategic Planning\) | South Staffordshire District Council \(sstaffs.gov.uk\)](#)

Please return the form via email to localplans@sstaffs.gov.uk or by post to South Staffordshire Council, Community Hub, Wolverhampton Road, Codsall, South Staffordshire WV8 1PX